

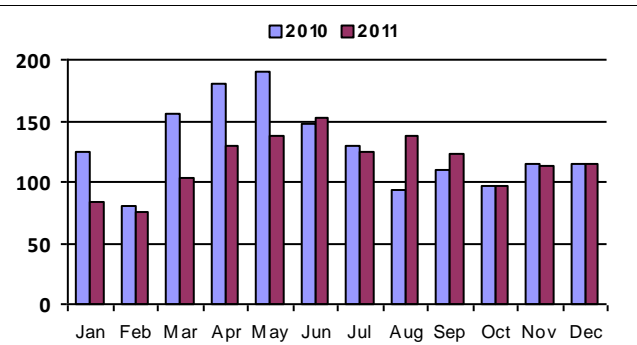
December 2011 - Real Estate Market Statistics



Denver Southwest - DSW

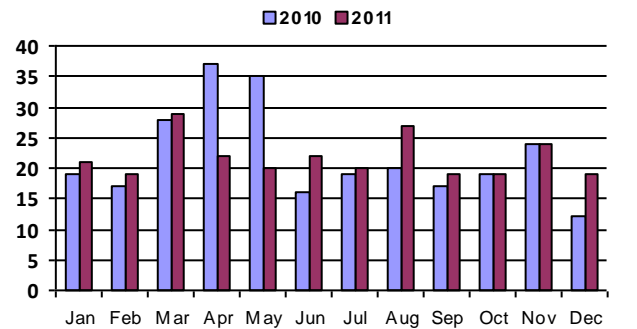
Closed Residential

Category	Dec-10	Dec-11	% Change
#Of Closed Sales - Month	114	115	0.9%
#Of Closed Sales - YTD	1,534	1,393	-9.2%
Avg. Days On Market	90	106	17.8%
# Of Active Listings	557	286	-48.7%
# Of NEW Listings	215	111	-48.4%
Absorption Rate (in months)	5.1	2.7	-46.9%
Average Price (Sold)	145,248	163,472	12.5%



Closed Condo

Category	Dec-10	Dec-11	% Change
#Of Closed Sales - Month	12	19	58.3%
#Of Closed Sales - YTD	263	261	-0.8%
Avg. Days On Market	167	80	-52.1%
# Of Active Listings	147	72	-51.0%
# Of NEW Listings	37	17	-54.1%
Absorption Rate (in months)	13.8	4.5	-67.7%
Average Price (Sold)	168,806	102,109	-39.5%



Land Title Guarantee Company

<http://www.ltgc.com>

Based on Information from Metrolist, Inc. for the period Jan 2009 through present. Note: This representation is based in whole or in part on data supplied by Metrolist, Inc. Metrolist, Inc. does not guarantee nor is in any way responsible for its accuracy. Data maintained by metrolist, Inc. may not reflect all real estate activity in the market.